

170.B

0001

0409.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

561,200 / 561,200

USE VALUE:

561,200 / 561,200

ASSESSED:

561,200 / 561,200


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
88		PARK AVE, ARLINGTON

OWNERSHIP	Unit #:	409
Owner 1: WU RUIRUO		
Owner 2:		
Owner 3:		
Street 1: 88 PARK AVENUE #409		
Street 2:		
Twn/City: ARLINGTON		
St/Prov: MA	Cntry	Own Occ: Y
Postal: 02476		Type:

PREVIOUS OWNER

Owner 1: HUFFMAN ROBERT A -	
Owner 2: -	

Street 1: 88 PARK AVENUE #409	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry	
Postal: 02476		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1984, having primarily Brick Exterior and 1290 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6044																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	561,200			561,200		143927
							GIS Ref
							GIS Ref
							Insp Date
							05/23/18

PREVIOUS ASSESSMENT								Parcel ID	170.B-0001-0409.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	561,200	0	.	.	561,200	Year end	12/23/2021	
2021	102	FV	553,200	0	.	.	553,200	Year End Roll	12/10/2020	
2020	102	FV	537,400	0	.	.	537,400	537,400 Year End Roll	12/18/2019	
2019	102	FV	529,400	0	.	.	529,400	529,400 Year End Roll	1/3/2019	
2018	102	FV	436,900	0	.	.	436,900	436,900 Year End Roll	12/20/2017	
2017	102	FV	373,800	0	.	.	373,800	373,800 Year End Roll	1/3/2017	
2016	102	FV	373,800	0	.	.	373,800	373,800 Year End	1/4/2016	
2015	102	FV	348,600	0	.	.	348,600	348,600 Year End Roll	12/11/2014	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HUFFMAN ROBERT	68301-585		10/28/2016		510,000	No	No		
MIGHDOLL PHILLI	27384-372		6/13/1997		194,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/23/2018										Measured	DGM	D Mann
3/21/2017										SQ Returned	MM	Mary M
5/6/2000											197	PATRIOT

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 7 - Condo Garden		Full Bath: 1	Rating: Average	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Average	A HBth:	Rating:	OthrFix:	Rating:		
Sty Ht: 1 - 1 Story																	
(Liv) Units: 1	Total: 1																
Foundation: 3 - BrickorStone																	
Frame: 1 - Wood																	
Prime Wall: 7 - Brick																	
Sec Wall:			%														
Roof Struct: 2 - Hip																	
Roof Cover: 1 - Asphalt Shgl																	
Color: BRICK																	
View / Desir: N - NONE																	
GENERAL INFORMATION																	
Grade: C+ - Average (+)																	
Year Blt: 1984		Eff Yr Blt:															
Alt LUC:		Alt %:															
Jurisdct: G18		Fact: .															
Const Mod:																	
Lump Sum Adj:																	
INTERIOR INFORMATION																	
Avg Ht/FL: STD																	
Prim Int Wal 1 - Drywall																	
Sec Int Wall:					%												
Partition: T - Typical																	
Prim Floors: 4 - Carpet																	
Sec Floors:					%												
Bsmnt Flr:																	
Subfloor:																	
Bsmnt Gar:																	
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 3 - Electric																	
Heat Type: 15 - H.V.A.C																	
# Heat Sys: 1																	
% Heated: 100		% AC: 100															
Solar HW: NO		Central Vac: NO															
% Com Wal		% Sprinkled															
MOBILE HOME								Make:		Model:		Serial #:		Year:		Color:	
SPEC FEATURES/YARD ITEMS								PARCEL ID 170.B-0001-0409.0									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N		Total Yard Items:			Total Special Features:			Total:									